067.A	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,107,100	/	1,107,100
USE VALUE:	1,107,100	/	1,107,100
ASSESSED:	1,107,100	/	1,107,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KORZON EVAN W
Owner 2:	KLEINDIENST SIAN A
Owner 3:	
Street 1:	35 ROCKMONT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MIASOFI LLC -
Owner 2:	-
Street 1:	33 ALTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,694 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Wood Shingle Exterior and 2310 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6694.000	671,700	800	434,600	1,107,100
Total Card	0.154	671,700	800	434,600	1,107,100
Total Parcel	0.154	671,700	800	434,600	1,107,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.26 | /Parcel: 479.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	669,700	800	6,694.	434,600	1,105,100	1,105,100	Year End Roll	12/18/2019
2019	101	FV	598,200	800	6,694.	403,500	1,002,500	1,002,500	Year End Roll	1/3/2019
2018	101	FV	180,400	500	6,694.	403,500	584,400	584,400	Year End Roll	12/20/2017
2017	101	FV	180,400	500	6,694.	353,900	534,800	534,800	Year End Roll	1/3/2017
2016	101	FV	180,400	500	6,694.	322,800	503,700	503,700	Year End	1/4/2016
2015	101	FV	169,100	500	6,694.	285,600	455,200	455,200	Year End Roll	12/11/2014
2014	101	FV	169,100	500	6,694.	270,100	439,700	439,700	Year End Roll	12/16/2013
2013	101	FV	169,100	500	6,694.	257,000	426,600	426,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5798

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIASOFI LLC,	70683-89		2/28/2018		1,125,000	No	No		
PALLADINO ARTHU	69713-84		8/2/2017	Estate/Div	650,000	No	No		ARTHUR PALLADINO D.O.D. 3/7/2017 BK 69713 PG
	13517-532		8/1/1978		52,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2018	671	Redo Bas	32,788	C				
9/13/2017	1192	Addition	107,000	C				rear add+kitch/bat
7/15/2009	589	Manual	5,200					

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2008	Meas/Inspect	345	PATRIOT
11/10/1999	Meas/Inspect	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6694		Sq. Ft.	Site		0	70.	0.93	12									434,575						434,600	

Total AC/HA: 0.15367 | Total SF/SM: 6694 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,575 | Spl Credit | Total: 434,600

User Acct

128686

GIS Ref

GIS Ref

Insp Date

12/11/08

!5798!

PRINT

Date	Time
12/10/20	20:38:16

LAST REV

Date	Time
11/05/18	14:26:32

danam

USER DEFINED

Prior Id # 1:	128686
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1946	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22851229
Const Adj.:	1.33636630
Adj $ / SQ:	172.383
Other Features:	116811
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672997
Depreciation:	1346
Depreciated Total:	671651

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

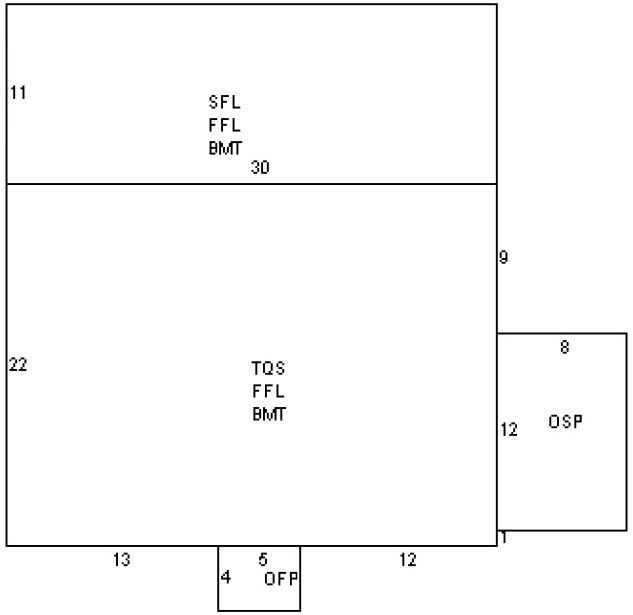
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	229.27
Special Features:	0	Val/Su Net:	229.96
Final Total:	671700	Val/Su SzAd	370.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	990	71.110	70,397
FFL	First Floor	990	172.380	170,659
TQS	3/4 Story	495	172.380	85,330
SFL	Second Floor	330	172.380	56,886
OSP	Screen Porch	96	49.520	4,754
OFP	Open Porch	20	58.800	1,176

Net Sketched Area:	2,921		Total:		
Size Ad	1815	Gross Are	5726	FinArea	2310

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	200	A	AV	2017	4.13	T	5	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc